



SAMUEL WOOD

2 Rectory Court, Clungunford, Craven Arms, Shropshire, SY7 0PN

Offers Over £325,000



2 Rectory Court

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- Luxury Ground Floor Apartment
- Impressive Bathroom with Roll Top Bath and Large Walk-in Shower
- Large West and South Facing Private Garden, including Green Houses, Vegetable Plot and Potting Shed
- Delightful South Shropshire Village
- Leasehold with Share of Freehold
- Spacious Living Room with Log Burner
- Galley Style State of the Art Kitchen
- Private Garage & Communal Parking
- LPG Central Heating
- EPC Rating E

Nestled within the historic confines of a majestic former rectory, this luxury ground-floor apartment marries timeless elegance with contemporary comforts. Rich in traditional architectural features, the apartment retains the grandeur of its past with high ceilings, large sash windows, and intricate cornices. These elements blend seamlessly with modern upgrades, creating a unique and beautifully modernised living space. Located in close proximity to the charming market towns of Craven Arms and Ludlow, this apartment offers both tranquility and convenience. These vibrant towns are just a short drive away, providing easy access to a range of amenities, including gourmet restaurants, boutique shops, and cultural attractions. The nearby countryside also offers stunning landscapes, perfect for those who enjoy outdoor pursuits.

As you step into this exceptional residence, you're greeted by an inviting foyer that leads to expansive living areas, all bathed in natural light. The spacious, open-plan layout includes a state-of-the-art kitchen, fitted with top-of-the-line appliances and sleek finishes, perfect for the discerning chef. The living and dining areas are ideal for both relaxed family gatherings and elegant entertaining. Utility Room with space and plumbing for washing machine, tumble dryer, fridge/freezer, shelving and access to a loft storage area.

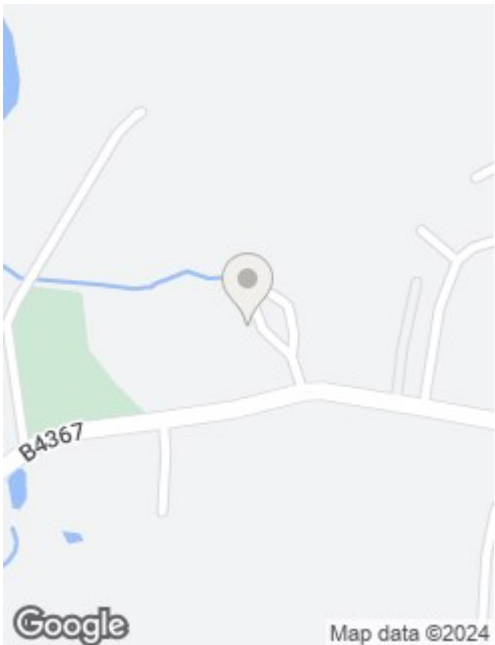
One of the standout features of this property, is the direct access to the impressive private well stocked garden. This lush outdoor space is a rare find, providing a tranquil oasis with ample room for outdoor activities and entertaining. The West and South facing garden includes two greenhouses, a picket fenced vegetable plot and tool shed. There is also a further useful covered area along with a 20ft x 10 ft purpose built, fully insulated, Potting Shed. These areas have been thoughtfully converted into exceptionally versatile spaces. Complete with electrics, WiFi connectivity and cosy wood burning stove, they provide the perfect peaceful and comfortable setting for extended remote work, creative pursuits, hobbies, winter gardening activities and storage

Ideal for buyers seeking the convenience of ground-floor living, this apartment also includes a private garage, providing secure parking and additional storage space. The entire property exudes a sense of exclusivity and refined taste, making it an exceptional choice for those looking to enjoy a luxurious lifestyle within a historic setting.

To truly appreciate the unique charm and modern amenities of this exquisite home, an interior and exterior viewing is essential. This beautiful property offers a rare combination of historic allure and modern luxury, ensuring it will be cherished by its future owners.







Directions

From Craven Arms, head west on Clun Rd B4368 towards Long Meadow End. Turn left onto the B4367 and continue for 1.3 Miles. Turn right on to Church Road, There is a sign for Rectory Court on the right after 0.2 miles.

Services: We understand that the property has LPG gas heating, mains electricity, mains water and shared private drainage.

Broadband Speed: Basic 7 Mbps & Superfast 79 Mbps

Flood Risk: No risk.

We understand the property is Leasehold with Share of Freehold - A term of 999 years from 1st January 1980 - unexpired term 955 years. A service charge of £100 per month is payable (£1200 per annum) this includes maintenance of communal areas, buildings insurance and maintenance of the shared septic tank. Freehold - The Purchaser will acquire a share of the Freehold which is owned and run by Rectory Court (Clungunford) Management Limited. Restrictive Covenants and Rights of Way: No caravans, No Sub-Letting and No Business to be run from the premises. The garage is excluded from communal maintenance charges. Purchasers are advised to make their own further enquiries via their solicitor.

Ground Rent: tbc
Next Ground Rent Review Period: tbc

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: A

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





Approximate total area⁽¹⁾
906.97 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0 Building 1

Floor 0 Building 2

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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